

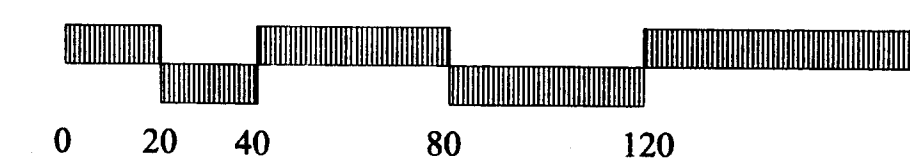
R-3 Zone

R-3 Zone

R-3 Zone

**SITE PLAN**  
FOR PUBLIC HEARING  
Petition Number 2006-1

SCALE 1"=40'-0"  
DATE 11/06/2006



Tax I.D. # 209-39-134  
Current Zoning: R-3  
Proposed Zoning: Inst. (CD)  
Proposed Use: Dependent Care Facility  
131 Total Suites  
Three Story / 39'-6" Maximum Height (Existing & Proposed)  
from Average Exist Grade

**PROJECT STATISTICS:**

PROJECT AREA:	9.14 AC	398,138
AREA CALCULATIONS:		
EXISTING BUILDING:		31,737
PROPOSED ADDITION:		12,575
TOTAL BUILDING COVERAGE:		44,312
DRIVES / PARKING:		45,120
WALKS:		4,800
LANDSCAPED OPEN SPACE:		303,906

**ASHERTON DRIVE**

**PARKING:**

4 ACCESSIBLE SPACES
63 OPEN SPACES
67 SPACES PROVIDED
Required = 1 space / 3 beds = 50 SPACES
Existing Curbs
Proposed Curbs

**PROJECT NOTES:**

**LANDSCAPING NOTES:**  
Supplemental Plantings will be made where necessary within the Buffer along the exterior of the site. The Landscape Buffer shall meet Class 'C' Standards. Supplemental Plantings shall be made along drive adjacent to 5'-0" high brick wall. These plantings shall extend above wall. Supplemental Plantings shall be made in the area southwest of driveway adjacent to parking. Site will comply with Chapter 21 City Code - TREES, including tree preservation and tree planting.

**SIGNAGE NOTES:**  
Detached Signage shall be limited to the area of the existing sign.

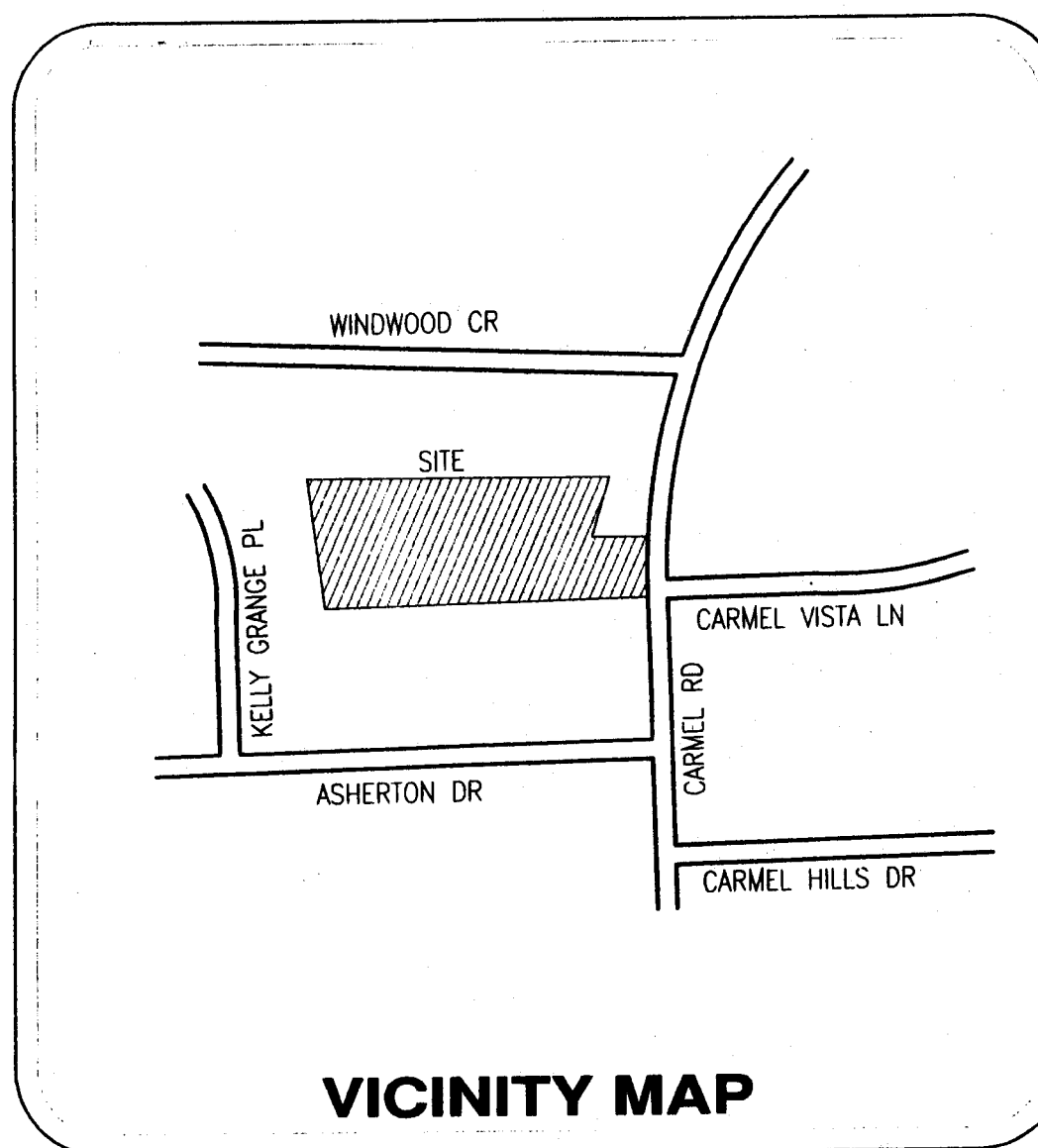
**LIGHTING NOTES:**  
Lighting for parking areas shall be limited to 20'-0" and shall be capped and enclosed to limit off-site illumination. All "wall-pak" lighting shall be prohibited.

**FIRE DEPARTMENT NOTES:**  
New Project shall comply with the Fire Department access requirements of the NC State Fire Code.

**STORM WATER QUALITY NOTES:**  
The petitioner shall tie-in to the existing storm water system. The existing system shall be analyzed to insure that it will not be taken out of standard due to development.

**PROJECT USE DESCRIPTION:**

Appendix A Zoning of the Charlotte Zoning Code: Section 2.201 Definitions  
**Dependent Living Facility:**  
Nursing homes, rest homes and homes for the aged which are designed for persons who need a wide range of health and support services located on the site, such as medical and nursing care, central dining, and transportation services. There will be no medical services provided on site. New suites shall not have kitchens and all meals will be served in the Dining Room.



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**Carmel Place Dependent Living Facility**  
CHARLOTTE, NORTH CAROLINA

APPROVED BY  
CITY COUNCIL  
DEC 18 2007

**Holiday**  
RETIREMENT  
2250 McGlothlin Rd  
P.O. Box 14111  
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